

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7 AHMET PLACE HILLSIDE VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Hillside

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

9 JENNY COURT HILLSIDE VIC 3037	\$775,000	17-Oct-24
68 BOBERRIT WYND SYDENHAM VIC 3037	\$776,500	19-Dec-24
44 CARRINGTON STREET SYDENHAM VIC 3037	\$770,000	16-Nov-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 February 2025



**9 JENNY COURT HILLSIDE VIC 3037**

4 2 2

Sold Price

<sup>RS</sup> **\$775,000**

Sold Date **17-Oct-24**

Distance **0.59km**



**68 BOBERRIT WYND SYDENHAM VIC 3037**

4 2 2

Sold Price

<sup>RS</sup> **\$776,500**

Sold Date **19-Dec-24**

Distance **0.91km**



**44 CARRINGTON STREET SYDENHAM VIC 3037**

4 2 2

Sold Price

**\$770,000**

Sold Date **16-Nov-24**

Distance **1.1km**

RS = Recent sale      UN = Undisclosed Sale

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